



Town of Arlington, Massachusetts
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Zoning Board of Appeals Minutes 11/13/2012

November 13, 2012

Approved Minutes

Members in Attendance:

Joseph F. Tulumieri, Chairman

Eugene Lucarelli, Esq.

Suzanne Spinney, R.A.

Paul Maloy, P.E.

Docket No. 3455, James Earl Hibbard, Petitioner, of 15-17 Higgins Street, Arlington, Massachusetts is seeking permission to install a second driveway at his two family residence located at 15-17 Higgins Street. Said request would require a "Special Permit" under Section 8.07 (Parking in Residential Districts) of the Zoning Bylaw for The Town of Arlington. Mr. Hibbard was represented by his attorney Mr. Carl Toumayan. Mr. Toumayan pointed out a few issues: The first being that because of the topography of the lot, it is very difficult to navigate especially during the winter months. In addition, an article from the Arlington Advocate was produced explaining the parking dilemma in the town. The concern about "open space" was brought up in which Mr. Toumayan explained the property never met that requirement to begin with. Mr. Lucarelli was concerned about how a second driveway would look as the neighboring houses have only one. Ms. Spinney was concerned about the driveway width at 18' in which Mr. Toumayan argued 18' would be the minimum. It was agreed that the plan would be adjusted to include a narrower entry leading to a wider parking space. This plan was eventually submitted and the request was granted unanimously.